



# COUNTY OF SAN DIEGO

## LAND USE AGENDA ITEM

### BOARD OF SUPERVISORS

GREG COX  
First District

DIANNE JACOB  
Second District

PAM SLATER  
Third District

RON ROBERTS  
Fourth District

BILL HORN  
Fifth District

**DATE:** August 6, 2003

**TO:** Board of Supervisors

**SUBJECT:** PIPELINING POLICIES FOR GENERAL PLAN 2020 (District: All)

### **SUMMARY:**

#### **Overview**

General Plan 2020 is a comprehensive update of the San Diego County General Plan, which will establish future growth and development patterns for the unincorporated areas of the county. In several areas of the County, General Plan 2020 proposes to change land use designations and densities from those in the existing General Plan. Because of this, some applications for General Plan Amendments or Tentative Maps that are currently in process based on the existing General Plan do not conform to the General Plan 2020 Working Copy of the Regional Land Use Distribution Map.

To address this issue in a timely manner, on June 25, 2003 (1), the Board of Supervisors directed the Chief Administrative Officer to return in 30 days with a draft policy to resolve conflicts for applications that are currently in process. This issue is commonly referred to as "pipelining". If approved, the recommendations listed below would establish pipelining policies to be used in connection with General Plan 2020.

#### **Recommendation(s)**

##### **CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proposed action is exempt from the California Environmental Quality Act as specified under sections 15061(b)(1) and 15061(b)(3) of the State CEQA Guidelines for the reasons detailed in the Notice of Exemption Form dated July 16, 2003, on file with the Department of Planning and Land Use.
2. Determine that applications for new Plan Amendment Authorizations or new Specific Plans must be submitted and deemed complete by the Department of Planning and Land Use on or before July 23, 2003, in order to be processed under the provisions of the current General Plan. Applications for Specific Plans submitted after July 23, 2003, shall be governed by the General Plan in effect at the time the Specific Plan is approved.
3. Determine that applications for Tentative Maps or Tentative Parcel Maps that are submitted and deemed complete by the Department of Planning and Land Use on or before August 6, 2003, will be processed under the provisions of the current

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General Plan. Applications for Tentative Maps or Tentative Parcel Maps that are submitted after August 6, 2003, shall be governed by the General Plan in effect at the time the Tentative Map or Tentative Parcel Map is approved or disapproved.

**Fiscal Impact**

N/A

**Business Impact Statement**

N/A

**Advisory Board Statement**

N/A

**BACKGROUND:**

General Plan 2020 (GP 2020) proposes to change land use designations and densities in several areas of the County from those in the existing General Plan. However, current or previously submitted applications for General Plan Amendments or Tentative Maps are required to conform to the land use designations or densities shown in the existing General Plan. Therefore, some applications that are currently in process based on the existing General Plan do not conform to the General Plan 2020 Working Copy of the Regional Land Use Distribution Map.

To address this issue, on June 25, 2003 (1), the Board of Supervisors directed the Chief Administrative Officer to return in 30 days with draft “pipelining” policies to resolve conflicts for applications that are currently in process. If approved, the recommendations in this Board letter would establish pipelining policies to be used in connection with GP 2020.

Establishing pipelining policies at this point in time will achieve three objectives:

1. Provide certainty for applicants who have submitted (or will submit) applications for projects.
2. Reduce the number and scope of potential conflicts between future applications and GP 2020.
3. Enable the County to have a more predictable and defensible land use distribution plan or “project” when preparing the GP 2020 Environmental Impact Report (EIR).

Pipelining policies will provide greater certainty for applicants with active cases by allowing those projects to be processed under the existing General Plan while providing notice that applications received during this transition period may need to conform to GP 2020. Reducing potential future conflicts will help ensure that GP 2020 serves as an effective guide for orderly growth and development. Similarly, including pipelined projects in the cumulative impact analysis portions of the EIR will lead to greater predictability and result in a more complete and defensible environmental analysis.

Because various types of development applications produce different impacts and are governed by different legal requirements, two separate policies are recommended; one for Plan

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Amendment Authorizations or Specific Plans, and one for Tentative Maps or Tentative Parcel Maps.

**Plan Amendment Authorizations / Specific Plans**

Plan Amendment Authorizations (PAA) and Specific Plans (SPA) applications are typically large projects that require a long, complex approval process. For PAA applications, the level of complexity is particularly high because the application is not consistent with the existing General Plan.

The Subdivision Map Act does not address pipelining for PAA or SPA applications. However, the proposed policy specifies that applications for Plan Amendment Authorizations and Specific Plans that were submitted and deemed complete by the Department of Planning and Land Use on or before July 23, 2003, would be processed under the provisions of the current General Plan. For PAAs, “deemed complete” means that the application meets the requirements in the applicable Board Policy (I-63), and the Department’s submittal requirements including payment of fees. For SPAs “deemed complete” means that the application meets the Department’s submittal requirements including payment of fees. It allows applicants who have already expended time and money on PAA or SPA applications to continue their process with a high degree of certainty.

The earlier cutoff date is recommended because these types of applications typically involve large projects, potentially significant environmental impacts, and a complex approvals process. PAA projects that are inconsistent with both the existing General Plan and GP2020 may incorporate major conflicts with existing and proposed County regulations. Finally, a large number of submittals would also complicate the GP2020 environmental review process, and potentially threaten the consensus achieved thus far for the GP2020 update.

**Tentative Maps / Tentative Parcel Maps**

The proposed pipelining policy for Tentative Maps or Tentative Parcel Maps (TM or TPM) provides greater certainty for project applicants and complies with procedures described in the State’s Subdivision Map Act.

The proposed policy specifies that applications for Tentative Maps or Tentative Parcel Maps submitted on or before August 6, 2003, shall be governed by the existing General Plan. For TMs and TPMs, “deemed complete” means that the application is complete pursuant to Section 65943 of the Subdivision Map Act. It allows applicants who already expended time and money on subdivision applications to continue their process with a high degree of certainty. This policy also specifies that applications for Tentative Maps or Tentative Parcel Maps submitted after August 6, 2003, shall be governed by the General Plan in effect at the time the map is approved or disapproved.

The August 6, 2003 cut off date is designed to comply with State requirements in Section 66474.2 of the Subdivision Map Act, which require the County to pass a motion and provide public notice when Tentative Map or Tentative Parcel Map approvals will be based on policies not in effect on the date the application is determined to be complete.

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**Linkage to the County of San Diego's Strategic Plan**

Proposed pipelining policies will reduce future conflicts with GP2020, which is consistent with the County's Strategic Initiatives for the Environment, Safe and Livable Communities and Kids. Recognizing environmental constraints when applying densities to land throughout the County, for example, is consistent with Strategic Initiatives for the Environment and is incorporated in GP2020 planning concepts. Planning concepts associated with physical form are consistent with the County's Strategic Initiatives for building Safe and Livable Communities. Community development concepts include a balance of development densities, housing types, and uses within each community – which meets another County-wide Strategic Initiative to support Kids through the planning for housing parks and open space.

Respectfully submitted,

ROBERT R. COPPER  
Deputy Chief Administrative Officer

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**AGENDA ITEM INFORMATION SHEET**

**CONCURRENCE(S)**

<b>COUNTY COUNSEL REVIEW</b>	<input checked="" type="checkbox"/> Yes	
Written disclosure per County Charter §1000.1 required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>GROUP/AGENCY FINANCE DIRECTOR</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
<b>CHIEF FINANCIAL OFFICER</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Requires Four Votes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>GROUP/AGENCY INFORMATION TECHNOLOGY DIRECTOR</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
<b>COUNTY TECHNOLOGY OFFICE</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
<b>DEPARTMENT OF HUMAN RESOURCES</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A

**Other Concurrence(s):** N/A

**ORIGINATING DEPARTMENT:** Department of Planning and Land Use

**CONTACT PERSON(S):**

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**AUTHORIZED REPRESENTATIVE:**

GARY L. PRYOR, DIRECTOR

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**AGENDA ITEM INFORMATION SHEET**  
(continued)

**PREVIOUS RELEVANT BOARD ACTIONS:**

June 24, 2003 (1), directed the Chief Administrative Officer to return to the Board in 30 days with a draft policy on pipelining.

**BOARD POLICIES APPLICABLE:**

N/A

**BOARD POLICY STATEMENTS:**

N/A

**CONTRACT NUMBER(S):**

N/A

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